



**Applicant Services Center**  
700 Fifth Avenue, Suite 2000  
P. O. Box 34019

Seattle, WA 98124-4019

**Phone:** (206) 684-8850

**Hours:** M/W/F, 7:30am-5:30pm; T/Th, 10:30am-5:30pm

## **Single Family - General Responsibilities**

**Screening Responsibilities:** These standards are all required for a complete application and prior to routing for a review, but individually, are not a reason to reject an appointment. The screener must look at all aspects of a project submittal and determine whether the combination of missing items can be added during the appointment time constraints.

**“Project stoppers”** are corrections that require a substantial redesign.

**Applicants** are responsible for insuring that their submittal meets this checklist and standards prior to intake. The limited time of intake is not intended for applicants to complete their application materials.

**O/S Screener:** Responsible for completeness of plans and submittals for building, energy/mechanical reviews, building code items (stories and basements, type of construction, occupancy groups), fees, identifying review locations, O/S IP hours and in coordination with the LU Screener the Project Description.

**LU Screener:** Responsible completeness of plans and submittals for Zoning Review including easements, No Protest Agreement, etc. Use per Land Use Code, Land Use review locations, Zoning IP hours, and in coordination with the O/S Screener the Project Description.

## Single Family - General Requirements Overview

### Screening Overview (SCOPING):

#### Cover Sheet Complete

- Project Address matches the Address assigned by DPD
- All portion of Cover Sheet completed including, Contact information, Related Projects, Floor Area, Grading, page where information is indicated on the plans, Energy/Mechanical Code Compliance Information etc. Check for forms if Target UA or Systems Analysis is used.

#### Forms – all forms must be completed (Including but not limited to):

- Financial Responsibility Form
- Contact Disclosure Form
- Construction Storm Water Checklist
- Equipment Sizing Form
- Pre Application Site Inspection Report
- Target UA Form or Systems Analysis Calculations If selected on Coversheet
- Side Yard Easement (if new easement prior to recording)
- Accessory Structure Agreement (if required via zoning review)

#### Project matches Addressing Review

- Legal Description matches legal description reviewed by Addressing
- Plot Plan matches Plot Plan reviewed by Addressing
- Address on all sheets match DPD Project Address

#### Plot Plan, Floor Plan and Elevations agree

#### All Plans and Notes Indicated in Screening Checklist are Included

#### Plans are Microfilmable

- Good Contrast
- Minimum 1/8<sup>th</sup> inch lettering
- Minimum 1/8<sup>th</sup> inch or 1:10 for plot plan
- Minimum 1/4 inch for all other plans

#### Number of Plans Required

- Two Identical Sets of Plans with Complete Coversheets and Stapled

#### Structural Calculations Included

***Note: required for all projects with structures less than 20' in width, of unusual shape or of unusual framing***

## Architectural and Structural Notes

Req	Prov	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify Building Code Edition (such as year, including amendments)

### Design Loads Notes

<input type="checkbox"/>	<input type="checkbox"/>	Floor Dead Load and Live Load
<input type="checkbox"/>	<input type="checkbox"/>	Roof Dead Load and Live Load
<input type="checkbox"/>	<input type="checkbox"/>	Wind Exposure and Speed
<input type="checkbox"/>	<input type="checkbox"/>	Seismic Zone
<input type="checkbox"/>	<input type="checkbox"/>	Soil Bearing Pressure
<input type="checkbox"/>	<input type="checkbox"/>	Equivalent fluid Pressure

### Foundation Notes

<input type="checkbox"/>	<input type="checkbox"/>	Concrete Strength and Mix
<input type="checkbox"/>	<input type="checkbox"/>	Reinforcing Steel Grade Placement and Protection
<input type="checkbox"/>	<input type="checkbox"/>	Anchor bolt size, spacing, and washer/plate size

### Framing Notes

<input type="checkbox"/>	<input type="checkbox"/>	Species and Grade of beams, headers, joist, rafters, columns, studs & misc.
<input type="checkbox"/>	<input type="checkbox"/>	Sheathing type, grade and index.
<input type="checkbox"/>	<input type="checkbox"/>	Manufactured Trusses
<input type="checkbox"/>	<input type="checkbox"/>	Nailing and Blocking
<input type="checkbox"/>	<input type="checkbox"/>	Stairway headroom, and handrail specifications
<input type="checkbox"/>	<input type="checkbox"/>	Guardrail height, intermediate rail

### Mechanical & Ventilation Notes

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify Code Edition (such as year, including amendments)
<input type="checkbox"/>	<input type="checkbox"/>	Source Specific Fan Sizes (if not specified on floor plans)
<input type="checkbox"/>	<input type="checkbox"/>	Duct work gage between garage and living spaces
<input type="checkbox"/>	<input type="checkbox"/>	Whole house ventilation method (exhaust only, integrated forced air, etc.) include size, sone rating, and controls

### Energy Notes

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify Code Edition (such as year, including amendments)
<input type="checkbox"/>	<input type="checkbox"/>	Heated Floor Area (gross)
<input type="checkbox"/>	<input type="checkbox"/>	Area of Exterior Doors
<input type="checkbox"/>	<input type="checkbox"/>	Area of glazing in walls
<input type="checkbox"/>	<input type="checkbox"/>	Area of Skylights
<input type="checkbox"/>	<input type="checkbox"/>	Glazing % (all glass)

## Land Use Code Analysis and Documentation

### Lot Coverage

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show area calculations of all principal and accessory structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify allowed lot coverage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify total lot coverage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify exceptions used (i.e. 18" overhang including gutter)

### Structure Height

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify maximum structure height allowed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify proposed structure height
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify exceptions used (i.e. pitched roof, rooftop features, sloped lot height bonus)

**Land Use Code Analysis and Documentation - continued**

Req Prov

**Sloping lot height bonus documentation (calculate to nearest inch)**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Show calculations for average elevation of low grade wall  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show calculations for average elevation of high grade wall   |
| <input type="checkbox"/> | <input type="checkbox"/> | Show calculations for difference between average high and average low elevations                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify distance between average low point and average high point   |
| <input type="checkbox"/> | <input type="checkbox"/> | Show calculations for slope on lot (difference in average elevations divided by distance between these points) |
| <input type="checkbox"/> | <input type="checkbox"/> | Show calculations for additional height allowed (slope of lot divided by .06)                                  |

**Front Yard Averaging**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Provide a partial block front plan showing nearest single family structures used for averaging.                     |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension the distance from proposal site side lot lines to single family structures used for averaging.            |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension the distance from front lot lines of each structure used for averaging to the wall nearest to the street. |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension all portions of front facade of each structure used for averaging purposes                                |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify portion of each structure used for averaging purposes (i.e. enclosed porch, living area, etc.)             |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide calculations demonstrating how front yard requirement for proposal site was determined                      |

**Plot Plan****General Information**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project site address  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale 1" = 10' or 1/8" = 1'   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legal description(s) (Include easement legal description and recording number)                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed easement location and dimensions (side yard, ingress & egress, pedestrian access, etc.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | King County Assessor's Parcel Number (APN)  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North arrow   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify and dimension all property lines. Show their bearings.   |

**Street and alley information**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Names of adjacent streets   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street and Alley right-of-way width   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify elevation at center of developed roadway if a change to access or parking is proposed  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Street, alley improvement type, and width (asphalt, concrete, gravel, 24' wide, or specify "unimproved")  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalk location or specify "no sidewalk"  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Curbcut width and distance from adjacent property lines   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label curbcuts as "existing" or "proposed"  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify all physical restrictions to site access (utility poles, rockeries, street trees, Metro bus stops, etc.) if a change to access is proposed |

**Plot Plan - continued**

Req	Prov	
<b><u>Development Information</u></b>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension distances from all portions of the building to front, side, and rear property lines
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify new and existing structures or portions of structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension and label all portions of the structure (exterior walls, porches, decks, stairs, cantilevers, roof overhangs, chimneys, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify accessory structures.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension distances between structures on property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label and dimension surface parking space(s), driveways
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify existing and finished grade elevation of driveway at property line if a change to access or parking is proposed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify finished grade elevation at garage if a change to access is proposed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label and dimension rockeries, site retaining walls, fences, arbors, trellises, patios, walkways, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Locate and dimension all window wells, fireplaces, chimneys, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Caliper and species of exceptional and significant trees

**Height details For New Addition or Roof Modification**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify existing and finished grade at each building corner
<input checked="" type="checkbox"/>	<input type="checkbox"/>	For pitched roofs – identify elevation at top of plate, top of roof peak(s), (top of roof decks if applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	For flat roofs, identify elevation at top of roof structure, top of roof decks if applicable

**Additional requirements - Sloping lot height bonus details for New Addition or Roof Modification**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify the average elevation point on high grade wall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locate and identify the average elevation point on low grade wall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and dimension line between average high point and average low point
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide topographic survey with 2 foot contours (minimum) by licensed surveyor

**Demolition Plan - May be included on Floor Plan**

Req	Prov	
<input type="checkbox"/>	<input type="checkbox"/>	Show all items to be demolished
<input type="checkbox"/>	<input type="checkbox"/>	Indicate bearing walls, columns and shear walls
<input type="checkbox"/>	<input type="checkbox"/>	Show removal of ceilings
<input type="checkbox"/>	<input type="checkbox"/>	Show all existing items to remain

**Floor Plans****General Information**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale ¼" = 1'
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label floor level (1 <sup>st</sup> , 2 <sup>nd</sup> , basement, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify New and Existing

**Floor Plans - continued**

Req Prov

**General Information – continued**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Use of each room  |
| <input type="checkbox"/>            | <input type="checkbox"/> | If framing is shown, identify which floor level framing (i.e. "1 <sup>st</sup> floor plans, 2 <sup>nd</sup> floor framing") |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Reference call outs for cross sections and details  |

**Floor plan information**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Overall dimensions (exterior wall to exterior wall)  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Dimension location of all interior walls and columns, from each other and from outside of exterior walls   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Location of interior and exterior doors and windows  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Dimension exterior door size and specify u-value   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Identify egress window(s).   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show details of the fire barrier required between attached garage and dwelling.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Dimensions for window sizes on plan or provide schedule. Include height, width, type (i.e. slider, casement, awning), u-value or call out key on plan. |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show and dimension critical ceiling breaks (i.e. sloped ceiling provisions, soffits, etc.)   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Locate all smoke detectors   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Locate exhaust fans  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Attic access location and size   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Water heater location  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Furnace location   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Kitchen sink, refrigerator, cooking appliances location  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Toilet, bathing, sink location   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Fireplace, bay windows, etc. location and dimensions   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show decks, porches, landings, etc.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Identify partial height walls  |

**Stair information**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Locate stairs   |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension width and landing size                                  |
| <input type="checkbox"/> | <input type="checkbox"/> | Indicate rise and run   |
| <input type="checkbox"/> | <input type="checkbox"/> | Handrail information  |
| <input type="checkbox"/> | <input type="checkbox"/> | Guard information (rail height and spacing of intermediate rails) |
| <input type="checkbox"/> | <input type="checkbox"/> | Headroom height   |
| <input type="checkbox"/> | <input type="checkbox"/> | Winding stair requirements (if used)                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Spiral stair requirements (if used)                               |

**Elevation View****General Information**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale ¼" = 1'   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show and label north, south, east, and west elevation views |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show and label existing and finished grade lines            |

**Elevation View - continued**

Req Prov

**General Information - continued**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show and label new and existing structures or portions of structures   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show and dimensions exterior architectural features (garden windows, bay windows, etc.)  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Show window wells  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Slope of pitched roofs   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Location of doors and windows  |
| <input type="checkbox"/>            | <input type="checkbox"/> | For pitched roofs – dimension height from existing or finished grade, whichever is lower to top of plate, top of roof, top of roof peak, top of roof decks (if applicable) at each building corner |
| <input type="checkbox"/>            | <input type="checkbox"/> | For flat roofs – dimension height from existing or finished grade, whichever is lower to top of roof structure, top of roof decks (if applicable) at each building corner                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | Height of yard exceptions (decks, porches, stairs) from existing or finished grade, whichever is lower   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Height of cantilevered portions of structure from grade  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Height of chimney above structures within 10'  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Details of open railings on decks if yard or height exceptions used  |

**Foundation Plan –Provide the following for all new construction and areas affected such as adjoining areas influencing or modifying loads****General Information**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | North Arrow                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Scale ¼" = 1'                                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Identify New and Existing                         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Reference callouts for cross sections and details |

**Footing and foundation information**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Overall dimensions  |
| <input type="checkbox"/> | <input type="checkbox"/> | Location and dimensions of columns from each other  |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension and locate spread footings. Specify reinforcement size and quantity                         |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension continuous footings and foundation walls (width, thickness, and height) or reference detail |
| <input type="checkbox"/> | <input type="checkbox"/> | Thickness of slab   |
| <input type="checkbox"/> | <input type="checkbox"/> | Window wells construction information   |
| <input type="checkbox"/> | <input type="checkbox"/> | Crawl space vent size and location  |
| <input type="checkbox"/> | <input type="checkbox"/> | Crawl space access (location and size)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show posts below first floor framing  |
| <input type="checkbox"/> | <input type="checkbox"/> | Locate and identify all steps in footing and / or foundation  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show hold-down location and size  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show all first floor framing (size and span of beams and joists, direction of joists)                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Show all cripple walls  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show all shearwall / braced wall panels and indicate construction                                     |

**Floor Framing Plan** – Provide the following for all new construction and areas affected such as adjoining areas influencing or modifying loads

Req Prov

### General Information

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | North arrow   |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale $\frac{1}{4}" = 1'$   |
| <input type="checkbox"/> | <input type="checkbox"/> | Reference call outs for cross sections and details                                    |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify New and Existing   |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify floor (1 <sup>st</sup> floor, 2 <sup>nd</sup> floor, etc.) and framing level |

### Framing information

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Size and spacing of framing members (i.e. joists, beams)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Size and span of headers, beams, etc.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension and size of framing around openings in floors, ceilings, and other horizontal diaphragms              |
| <input type="checkbox"/> | <input type="checkbox"/> | Locate all bearing walls and supporting floor framing   |
| <input type="checkbox"/> | <input type="checkbox"/> | Locate all bearing walls and bearing points from above  |
| <input type="checkbox"/> | <input type="checkbox"/> | Locate and identify all structural discontinuities, cantilever, offset bearing walls, floor level changes, etc. |
| <input type="checkbox"/> | <input type="checkbox"/> | Show hold-downs, or straps location and size  |
| <input type="checkbox"/> | <input type="checkbox"/> | Show all ledger connections   |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify all shearwall and braced wall panels and their schedule  |

**Roof Framing Plan** – Provide the following for all new construction and areas affected such as adjoining areas influencing or modifying loads

### General Information

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | North arrow  |
| <input type="checkbox"/> | <input type="checkbox"/> | Scale $\frac{1}{4}" = 1'$                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Identify New and Existing                          |
| <input type="checkbox"/> | <input type="checkbox"/> | Reference call outs for cross sections and details |

### Framing information

#### **If using conventional framing**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Specify ridge beam size and span                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Show location of collar ties, rafter ties or clips (if used) |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify rafter size, spacing, and span                       |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify header sizes and span                                |

#### **If using pre-manufactured trusses**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Location of girder truss, hip master                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify truss span, spacing, type (common, scissor, gable end, etc.) |

#### **For all framing types**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Show all bearing members below (walls, beams, headers, etc.) giving size and span |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify size of framing around roof openings                                      |
| <input type="checkbox"/> | <input type="checkbox"/> | Indicate pitch of roof(s)   |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of roof openings (skylights, chimneys, etc.)                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Dimension all eaves   |



## Building Section

A “**Building Section**” is a cross-sectional view (exterior wall to exterior wall) through a building (foundation to ridge), intended to illustrate the vertical relationship of significant building spaces.

Req	Prov	Minimum Requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Min. ¼”=1’-0” scale.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference call-outs to construction details.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension distance from floor to floor.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling height dimensions. (When using sloped ceiling provision, provide detailed dimensions)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Detailed dimensions if collar ties used.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specify roof pitch / slope.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Clearly identify new and existing construction, and construction details specifying the connection of new to existing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Illustrate unusual conditions (lofts, raised floor areas, unusual ceiling configurations, etc.)

### Watch For:

1. Floor plans must show the location of the section cut and reference the Building Section.
2. When multiple conditions are proposed and clarity is critical in order to show code compliance (such as unusual ceiling conditions), multiple building sections or partial sections may be appropriate.
3. Detailed information, such as insulation levels or a stair section, may be on the Building Section as long as the proposal is clear.

**Construction Details** – Provide the following for all new construction, as well as connection between new and existing construction.

A “**Construction Detail**” is an enlarged view (usually sectional) of a critical construction element, intended to clearly show code conformance.

### General Information

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum ¼” = 1’ (3/4” = 1’ or larger is commonly used for construction detail so detail is clearly presented)
<input type="checkbox"/>	<input type="checkbox"/>	Identify New and Existing

### Stair Detail

<input type="checkbox"/>	<input type="checkbox"/>	Rise and run dimensions (Winders, spirals, or other unusual stairways may require a detailed plan view as well).
<input type="checkbox"/>	<input type="checkbox"/>	Dimension headroom height
<input type="checkbox"/>	<input type="checkbox"/>	Handrail information (grasp requirements, extensions, and returns)
<input type="checkbox"/>	<input type="checkbox"/>	Guardrail information (height and spacing of intermediate rails)
<input type="checkbox"/>	<input type="checkbox"/>	Fire protection under stair ( if enclosed)

### TYPICAL WALL SECTION (extending from roof to foundation/basement wall)

#### Roof Detail

<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dimension eave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show gutter, specify type

**TYPICAL WALL SECTION** - continued

Req      Prov

**Roof Detail** - continued

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Specify roof insulation, R-value, and type    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show fire protection at eave (if appropriate) |

**Wall Detail**

- |                                     |                          |   |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Size and number of top and bottom plates  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Stud sizing and spacing   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior side: Siding, weather protection, structural sheathing (thickness and material), Veneer type (brick, stone) thickness, and attachment. Fire resistive assembly if appropriate. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Interior side: Insulation R-value and type; Wall covering material and thickness (usually gypsum wall board)  |

**Floor Detail**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sheathing material and thickness   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location of framing members  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Foundation information or reference to separate detail                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Crawl space heights  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Visqueen material and thickness  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Perimeter slab and below grade wall insulation and R-value if applicable |

**Foundation/Basement Wall/Retaining Wall Details**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Fully dimension   |
| <input type="checkbox"/> | <input type="checkbox"/> | Detail all differing conditions (reference to detail required on foundation plan) |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify footing depth below grade   |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify maximum backfill  |
| <input type="checkbox"/> | <input type="checkbox"/> | Indicate depth of cut in relationship to property line                            |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify re-bar location and size  |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify sill plate size and material  |
| <input type="checkbox"/> | <input type="checkbox"/> | Specify anchor bolt size and spacing and washer size                              |
| <input type="checkbox"/> | <input type="checkbox"/> | Footing drain location, size (at exterior wall)                                   |
| <input type="checkbox"/> | <input type="checkbox"/> | Spread footing detail(s) – post size, connections to footing, framing above       |

**Shearwall Details**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Show all Shearwall / Braced wall Panels, show construction and assembly details |
|--------------------------|--------------------------|---|

**Shearwall Schedule**

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Sheathing material, thickness                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Required nail size, spacing                               |
| <input type="checkbox"/> | <input type="checkbox"/> | Top and bottom plate connection to diaphragm              |
| <input type="checkbox"/> | <input type="checkbox"/> | Floor to floor transfer details (hold down strap details) |
| <input type="checkbox"/> | <input type="checkbox"/> | Diaphragm to shearwall connections                        |

**Miscellaneous Details**

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Rockery / ecoblock cross section   |
| <input type="checkbox"/> | <input type="checkbox"/> | Collar tie connection details if not provided somewhere else in plan set |
| <input type="checkbox"/> | <input type="checkbox"/> | Rated wall construction details  |

## TYPICAL WALL SECTION - continued

Req      Prov

**Miscellaneous Details** - continued

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Masonry veneer connection detail if not shown on wall details                             |
| <input type="checkbox"/> | <input type="checkbox"/> | Ledger connection (member size, connection size, spacing) if not provided on framing plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Greenhouse connection if not included elsewhere in the plans                              |

**Watch For:**

1. **Excavation exceeding 1H:1V from a property line** may require a cross-sectional detail. When necessary, bottom of footing elevations may be required on the Foundation Plan.
2. If there is **Shoring or Letter of Agreement** for protecting adjoining property plans need to indicate distance of structures or other surcharge on the adjoining property
3. If an **elevator** is proposed, a detail section of the elevator shaft is required.
4. If a **masonry fireplace** is proposed, a detail section of the fireplace and chimney is required.